

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

VUDA – Visakhapatnam – Permission accorded for allotment of land in T.S.Nos.1567/p, 1568 to 1570 of Anakapalli Town & Municipality, measuring Acres 23.56 cents at Cherlopakandam to the A.P. Rajiv Swagruha Corporation Limited at the rate of 89.32 lakhs per acre –Reduction of rate of the land and permission for allotment of 40% of the net plotted area – Orders- issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

G.O.Rt.No. 1153

Dated:- 17. 08.2009.

Read the following:-

1. From the V.C.VUDA Lr..No.15990/08/Cherlopalikhandam/1, Dt.31-01-09
2. G.O.Rt.No.316 M.A. & U.D (H2) Deptt. Dated.26.02.2009.
3. From the Chairman & Managing Director APRSCL.Hyd Lr.No.6933/RSP/Lands/2008-Anakapalli,Dated.06.03.2009 & 19.05.2009.
4. Govt. Letter No.1842/H2/2009 M.A.Dated.09.04.2009.
5. From the V.C.VUDA Lr.No.Rc.No.15990/08/Cherlopakhandam/F-1, Dated.26.6.2009.
6. From the V.C.VUDA Lr.No.Rc.No.624/80/LA/R1-II Dated.29.6.2009.

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In the reference 2nd read above, Govt. have accorded permission to Vice Chairman, Visakhapatnam Urban Development Authority to allot land in T.S.Nos. 1567/p,1568 to 1570 of Anakapalli Town & Municipality at Cherlopakandam measuring Acres 23.56 cents acquired by VUDA under Award No..4/92 dt.11.11.1992 & 15/94 dated.25.10.1994 at the rate of Rs. 89.32 Lakhs per Acre to the A.P. Rajiv Swagruha Corporation Ltd.

2. In the reference 3rd read above, the Managing Director, A.P.Rajiv Swagruha Corporation Limited, Hyd, has stated that Rajiv Swagruha is a Government scheme to provide affordable housing to the moderate income group in the state at cost 25% less than prevailing market rate with best quality of construction and other infrastructure facilities and therefore requested the Government to reduce the land rate to Rs.55.00 lakhs per acre instead of 89.32 lakhs per acre.

3. In the reference 6th read above, the Vice Chairman, Visakhapatnam Urban Development Authority has stated that an extent of Ac.23.56 Cts was acquired in two awards viz 4/92 and 15/94. But the physical possession of the land could not be taken due to the stiff resistance from sixty eight ryots who are mostly small and marginal farmers, no development activity has taken place in the acquired lands of Ac.23.56 Cts for all these years. Considering the above factors, the then Vice-Chairman, Visakhapatnam Urban Development Authority has negotiated with the landholders to share the development benefits in the acquired lands and finally came to an agreement subject to withdrawal of all civil litigations and cases pending u/s 18 of L.A Act and stated that after fulfilling of the above conditions the land holders and the Visakhapatnam Urban Development Authority will be an equal footing and benefits or losses caused due to time lag will have to be shared. The land holders have also agreed to accept to take 40% of the land after development made by the VUDA on payment of the nominal market value fixed by Visakhapatnam Urban Development Authority. The remaining extent of 60% of the developed land will be the property of Visakhapatnam Urban Development Authority.

4. Further, the Vice Chairman, Visakhapatnam Urban Development Authority has stated that, Visakhapatnam Urban Development Authority has proposed to allot 40% developed land to be given to the land owners from out of the land pooling scheme land offered by the ryots in Ac.60.00 Cts in the adjacent area of Cherlopakhandam of Anakapalli Town which is being processed under the Land pooling scheme by Visakhapatnam Urban Development Authority, as the entire land to an extent of Ac. 23.56 cents were allotted to A.P.Rajiv Swagruha Corporation Limited.

5. The Vice Chairman, Visakhapatnam Urban Development Authority has therefore requested the Govt. to accord permission to allot 40% of the net plotted compensation area i.e. Ac.5.18 Cts (out of total acquired land Ac.23.56 Cts the plotted area would comes to Ac.12.95 Cts only) on payment of nominal market value fixed by the Visakhapatnam Urban Development Authority from out of the land being derived under the land pooling scheme which is adjacent to the acquired land.

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6. Government after careful examination of the entire matter hereby order for reduction of the land value to Rs.55.00 lakhs per acre instead of Rs.89.32 lakhs per acre for the land to be allotted to Rajiv Swagruha Corporation Ltd., in T.S.No. 1567/P, 1568 to 1570 of Anakapally Municipality at Cherlopakandam measuring Ac. 23.56 Cents as A.P. Rajiv Swagruha Corporation is providing affordable housing for the moderate income group. Further, Government hereby accord permission to Vice Chairman, Visakhapatnam Urban Development Authority to allot 40% of the net plotted compensation area i.e. 5.18 cents (out of total acquired land acres 23.56 Cents, the plotted area would come to acres 12.95 cents only) on payment of nominal market value fixed by the Visakhapatnam Urban Development Authority from out of the land being derived under the land pooling scheme which is adjacent to the acquired land for allotment to the ryots. These orders are issued subject to the outcome of pending cases, if any, in courts.

7. The Vice Chairman, Visakhapatnam Urban Development Authority, shall take further necessary action accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr.C.V.S.K.SARMA
PRINCIPAL SECRETARY TO GOVERNMENT.

To
The Vice-Chairman,
Visakhapatnam Urban Development Authority,
Visakhapatnam.

Copy to:-

The Chairman & Managing Director, Rajiv Swagruha Corporation Limited, Hyd.
The District Collector, Visakhapatnam.
The P.S.to M(MA&UD).
The Special Secretary to Hon'ble C.M.
SF/SC.

SECTION OFFICER.